



Caswell Bay Court, Caswell, Swansea, SA3 4RY  
**Best Offers Over £300,000**



A delightful two bedroom top floor apartment, occupying an elevated position to enjoy the best of coastal living, boasting spectacular sea views over Caswell Bay. The accommodation itself briefly comprises: hallway with cupboards providing ample storage space, two bedrooms - master benefitting from en-suite facilities, shower room, lounge with patio doors lead on to balcony and kitchen/diner. Viewing is highly recommended to appreciate the wonderful location and outlook on offer. No chain.

## Best Offers Over £300,000



### Entrance

Enter via communal entrance. Stairs to top floor. Apartment entrance into:

### Hallway

Storage cupboard. Electric storage heater. Intercom entry system. Coved ceiling. Doors to:

### Bedroom Two 16'3 x 8'8 (4.95m x 2.64m)

Double glazed window to rear. Fitted wardrobes and dressing table along with over bed storage cupboards. Electric storage heater.

### Bedroom One 15'8 x 9'0 (4.78m x 2.74m)

Double glazed window to rear. Electric storage heater. Coved ceiling. Door to:

### En-suite 9'0 x 7'5 (2.74m x 2.26m)

Double glazed window to rear. Four piece suite comprising low level W.C, bidet, wash hand basin and panel bath with shower over. Fully tiled walls.

### Shower Room

Three piece suite comprising low level W.C, pedestal wash hand basin and shower cubicle with glass

enclosure. Extractor fan. Fully tiled walls.

### Lounge 14'9 x 11'9 (4.50m x 3.58m)

Double glazed patio doors leading out to a sit out sun balcony enjoying wonderful sea views across Caswell Bay, providing plenty of natural light creating a bright and airy feel. Feature wall mounted contemporary fireplace with granite hearth offering an attractive focal point. Wood effect flooring. Coved ceiling. Open to:

### Kitchen/Diner 14'9 x 7'11 (4.50m x 2.41m)

Two double glazed windows to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include dishwasher, fridge/freezer and oven with four ring electric hob over and extractor above. Electric storage heater. Space to accommodate dining table. Wood effect flooring continued from lounge.

### Externally

The property benefits from secure gated access. Communal gardens to the front of the property. Allocated and visitor parking.

**TENURE:** Leasehold - Share Of Freehold

Lease Term: TBC

Ground Rent: £1 (+ admin)

Service Charge: £3,200 p.a

**COUNCIL TAX:** F

**EPC** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 367301

